Richmond Housing Partnership

Scheme Consolidation Summary

SDS ProVal Version 8.20 Apr-2013

Consolidation Name

Prepared By Version

File Path

Comments

Memorandum Information

Date 27 Jun 2016

This File Last Saved

Total Units 23

Schemes 2

Check Defaults Validation X

GN General Needs

LCHO Low Cost Home Ownership

NPV Net Present Value NRS Net Revenue Stream

SH Supported Housing

SPPA Special Projects Promotional Allowance

Schemes in this Consolidation

1 Informer House

Units

Scheme Type LCHO

Appraisal Date 31 May 2016

Local Authority Richmond-upon-Thames

Richmond-upon-Thames

Scheme Capital Costs - All Schemes

Units Per Unit Acquisition 2,100,000 91,304 Works 6,000,000 260,870 Persons 59 On-Costs (Fees & Interest) 1,248,694 54,291 Non Qualifying (incl. SPPA) & Other Costs 0 TOTAL SCHEME COST 9,348,694 406,465 Market Value (MV) 10,705,000 465,435 Cost:Value % TSC/MV 87.3% SHG Claimed (incl SPPA) 690,000 30,000 Other Grant or Subsidy 900,000 39,130 Initial Sales Receipts 610,000 26,522 Loan Adjustm't Capital Contrib 7,148,694 310,813

Development Cashflows 1 Informer House

2 Informer House

First Event Last Event Oct 2016 Dec 2018 Oct 2016 May 2018 Sale Date Dec 2018 Apr 2018

Check for Errors in Scheme Cashflow

Long Term Cashflow

1 Informer House 2 Informer House

Date Into Managem't Dec 2018 Apr 2018

First Income Received, Y/E Mar 2019 Mar 2019

Received, Mar 2064 Mar 2064

Financial Assumptions & Summary

Min Int. Cover -256.4%

Occurs in Yr.30 Apr 2048

Specified Month for End of Year 1 Loan Repayment

Interest Only Method

7,885,917 Peak Loan Occurs in Yr.32 Oct 2050 Year 14 Income First Exceeds Costs

After year 45 Loan Repaid

Cashflow Calculated to Year 35 -

Interest Rates Year 1 to 10 3.50%

Year 21 to 60 3.50% Net Present Value (NPV) Discount Rate

4.11% over 35 years NPV Calculation Option Net Rent/Rec'ts/Cap. Val. - Loan NPV of Net Rent at Year 1 3,764,873

7,093,714

Residual Cap. Value of Schemes at Year 1 NPV of all Loans at Year 1 NPV of all Cap. Rec'pts at Year 1 640,352

IRR 1.06% Gross Yield 1.9% Net Yield -0.4%

-2,688,489 NPV Net Rent/Rec'ts/Cap. Val. - Loan 3,091,631 Capitalised Year 1 Rev. Deficit

90,000 Total to Grant Recycling Fund See 'Scheme Appraisal Details -Long Term Cashflows' for grant deferred after st'csg

Richmond Housing Partnership

Summary

SDS ProVal Version 7.24 Aug-2011

Scheme Name	Informer H	louse					31 May 2016		
Address	2016/2017					Appraisal by	awheeler		
Funding Year	2016/2017	TL				Seller		0 ha	
ocal Authority Sale Programme	Richmond-upor Shared owners		0		Defaulte	Site Area (acs) Validation Check	xls	o na iee Defaults Valid	dation for deta
Units	23	onet:	Ü			ppraisal Version	1	resources and the second	
Unit Details	Α	В	c	D	E	F	G	н	Totals
Owelling Description	2b3p	1b2p	1b2p	2b3p	2b3p	2b3p	1b2p	2b3p	Averag
loor Area (m²)	65.0	51.0	55.0	77.0	64.0	62.0	51.0	77.0	1,3
Rent/Other Charges p.w.	171.40	130.98	133.40	177.87	174.64	171.40	131.79	178:68	150.
Inits	1	2	2	1	1	520,000	2	552,500	465,4
Open Market Value quity % to be Sold	530,000 25%	405,000 25%	412,500 25%	550,000 25%	540,000 25%	530,000 25%	407,500 25%	25%	465,4
otal Cost* p.w.	331.04	252.97	257.65	343.53	337.29	331.04	254.53	345.09	290.
ersons	331.04	2	2	3	3	3	2	3	17,6
otal Cost*/H'hd Earn'gs	38%	29%	30%	30%	29%	29%	3		8
CHO/Full Sale Cost %	52%	52%	52%	52%	52%	52%	52%	52%	- 5
	3	4	К	1	M	N	0	P	Aff. Equity on I
Owelling Description	1b2p	1b2p	2bed 3p	1b2p	2b3p	2b3p	2b3p	1b2p	Earn'gs &
loor Area (m²)	51.0	51.0 130.17	65.0 173.83	51.0 133.40	64,0 175,44	62.0 172.21	65.0 173.83	51.0 134.21	Ta
ent/Other Charges p.w. Inits	132.59	2	2	133.40	1/3.44	1/2/21	1/5.85	1	Cost*/Earn'
Open Market Value	410,000	402,500	537,500	412,500	542,500	532,500	537,500	415,000	* Total C
quity % to be Sold	25%	25%	25%	25%	25%	25%	25%	25%	includ
otal Cost* p.w.	256.09	251.41	335.73	257.65	338.84	332.60	335.73	259.21	mortgo
ersons	2	2	3	3	3	3	3	3	repayme
otal Cost*/H'hd Earn'gs	-52,000°	94208	14545141	29,73	14.257	25.00	IAGNA .	2277	rent and o
CHO/Full Sale Cost %	52%	52%	52%	52%	52%	52%	52%	52%	other char
ctual Set Rent % of Unsol	ld Equity 2.25%	8	Purchaser's Mo	rtgage Interest I	Rate APR 4.00%	, Term 25 years.			
Qualifying Costs		Total	Average per	Average per					
		2,100,000	91,304	Person 35,593	T		1		
Acquisition Works		6,000,000	260,870	101,695	4,488 /m² hfa	4,488 /m² gfa			
WOLKS	5/t	8,100,000	352,174	137,288	CARACTER STATE OF THE STATE OF	Company of the Compan	l acre, ha - hectare		
Assumed On		0,100,000	0	0			gfa - gross floor	area	
Sub Total		8,100,000	352,174	137,288		75	97.79		
Discount fro	m On-costs	Ø ⊪≎	0	0					
Total Qualif	ying Costs	8,100,000	352,174	137,288					
					Î				
On-Costs Comparison				RSL Funding		Total	Per Unit	Per Person	% of TSC
The second secon	osts excl. Interest	895,400		RSL Funding Sales Receipts 8	Adv. Inc.	Total 2,676,250	Per Unit 116,359	Per Person 45,360	Unitable
Actual On-co		895,400 640,682		THE PERSON NAMED IN	A 1777	1089017	mounterne.	UNIDUA-SERVICES	Unitable
Actual On-co	osts excl. Interest	200		Sales Receipts 8	A 1777	1089017	mounterne.	UNIDUA-SERVICES	% of TSC 27. 65.
Actual On-co Def	osts excl. Interest ault Interest Cost	540,682		Sales Receipts 8 Cap. Contrib. &	A 1777	2,676,250	116,359	45,360	27.
Actual On-co Def	osts excl. Interest ault Interest Cost Total On-Costs	640,682 1,536,082		Sales Receipts 8 Cap. Contrib. & Net Loan Total	Adjust's.	2,676,250 6,269,832	116,359 272,601	45,360 106,268	27. 65.
Actual On-co Def	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs	540,682 1,536,082 0		Sales Receipts 8 Cap. Contrib. & Net Loan	Adjust's.	2,676,250 6,269,832	116,359 272,601	45,360 106,268	27. 65. 92.
Actual On-cc Def	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs	540,682 1,536,082 0		Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other	Adjust's.	2,676,250 6,269,832 8,946,082	116,359 272,601 388,960 30,000	45,360 106,268 151,629	27. 65. 92.
Actual On-co Def A: Otal Scheme Costs	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs	540,682 1,536,082 0		Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG incl. OPS	Adjust's.	2,676,250 6,269,832 8,946,082	116,359 272,601 388,960 30,000	45,360 106,268 151,629	27. 65. 92. 7. 0.0
Actual On-co Defi A: Otal Scheme Costs Total	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit	640,682 1,536,082 0 1,536,082		Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG incl. OPS RCGF	Adjust's.	2,676,250 6,269,832 8,946,082 690,000	116,359 272,601 388,960 30,000 0	45,360 106,268 151,629	27. 65. 92. 7. 0.0
Actual On-co Defi A: Otal Scheme Costs Total Ad	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost	640,682 1,536,082 0 1,536,082		Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG Incl. OPS RCGF Other Grant	Adjust's.	2,676,250 6,269,832 8,946,082 690,000 0	116,359 272,601 388,960 30,000 0	45,360 106,268 151,629 11,695 0	27. 65. 92. 7. 0.0
Actual On-cc Def As Fotal Scheme Costs Total Ad Non Non	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs	540,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0		Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG Incl. OPS RCGF Other Grant	Adjust's.	2,676,250 6,269,832 8,946,082 690,000 0 690,000	116,359 272,601 388,960 30,000 0 0 30,000	45,360 106,268 151,629 11,695 0 0 11,695	27. 65. 92. 7. 0.0 0.0
Actual On-cc Def As Fotal Scheme Costs Total Ad Non Non	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit Qualifying Costs	540,682 1,536,082 0 1,536,082 8,100,000 1,536,082		Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG Incl. OPS RCGF Other Grant	Adjust's.	2,676,250 6,269,832 8,946,082 690,000 0 690,000	116,359 272,601 388,960 30,000 0 0 30,000 Management	45,360 106,268 151,629 11,695 0	27. 65. 92. 7. 0.0 0.0
Actual On-co Defi A: Total Scheme Costs Total Ad Non Non Total Sch	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs	540,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0		Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG Incl. OPS RCGF Other Grant	Adjust's.	2,676,250 6,269,832 8,946,082 690,000 0 690,000	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs	45,360 106,268 151,629 11,695 0 0 11,695	27. 65. 92. 7. 0.0 0.0
Actual On-co Defi Actual Scheme Costs Total Ad Non Non Total Sch	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC)	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 0 9,636,082		Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG Incl. OPS RCGF Other Grant	Adjust's.	2,676,250 6,269,832 8,946,082 690,000 0 690,000	116,359 272,601 388,960 30,000 0 0 30,000 Management	45,360 106,268 151,629 11,695 0 0 11,695	27. 65. 92. 7. 0.0 0.0
Actual On-co Defi Actual Scheme Costs Total Ad Non Non Total Sch	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC)	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 0 9,636,082	% of TSC	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG Incl. OPS RCGF Other Grant	Adjust's.	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs	45,360 106,268 151,629 11,695 0 11,695 100 Per unit,	27. 65. 92. 7. 0.0 0.0
Actual On-co Defi Actual Scheme Costs Total Ad Non Non Total Sch	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC)	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 0 9,636,082	% of TSC 7.2%	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG Incl. OPS RCGF Other Grant	Adjust's.	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A	45,360 106,268 151,629 11,695 0 0 11,695	27. 65. 92. 7. 0.0 0.0
Actual On-cc Def Astual Scheme Costs Total Ad Non Non Total Sch rivate Finance Total Scheme Co	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC)	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 0 9,636,082	% of TSC	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG Incl. OPS RCGF Other Grant	Adjust's.	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832	45,360 106,268 151,629 11,695 0 0 11,695 100 Per unit 1.00% Loan B	27. 65. 92. 7. 0.0 0.0
Actual On-cc Def As otal Scheme Costs Total Ad Non Non Total Sch rivate Finance Total Scheme Co	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC) osts - as Section H Gross SHG Other Grant	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 0 9,636,082 9,636,082	% of TSC 7.2% 0.0%	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG Incl. OPS RCGF Other Grant	Adjust's.	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi	116,359 272,601 388,960 30,000 0 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3.50%	45,360 106,268 151,629 11,695 0 0 11,695 100 Per unit 1.00% Loan B	27. 65. 92. 7. 0.0 0.0
Actual On-cc Def Astual Scheme Costs Total Ad Non Non Total Sch rivate Finance Total Scheme Co	osts excl. Interest ault Interest Cost Total On-Costs. ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit n-Qualifying Costs n-Qualifying Costs herme Costs (TSC) osts - as Section H Gross SHG Other Grant unce Rent Income	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 0 9,636,082 690,000 0 0 2,676,250	% of TSC 7.2% 0.0% 0.0%	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG Incl. OPS RCGF Other Grant	Adjust's.	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3.50% 3.50%	45,360 106,268 151,629 11,695 0 0 11,695 100 Per unit 1.00% Loan B	27. 65. 92. 7. 0.0 0.0
Actual On-co Defi A: otal Scheme Costs Total Ad Non Non Total Sch rivate Finance Total Scheme Co	osts excl. Interest ault Interest Cost Total On-Costs. ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit n-Qualifying Costs n-Qualifying Costs herme Costs (TSC) osts - as Section H Gross SHG Other Grant unce Rent Income	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 9,636,082 690,000 0 2,676,250	% of TSC 7.2% 0.0% 0.0% 27.8%	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG Incl. OPS RCGF Other Grant	Adjust's.	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3.50% 3.50%	45,360 106,268 151,629 11,695 0 0 11,695 100 Per unit 1.00% Loan B	27. 65. 92. 7. 0.0 0.0
Actual On-co Defi A: Total Scheme Costs Total Ad Non Non Total Sch Trivate Finance Total Scheme Co	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC) osts - as Section H Gross SHG Other Grant unce Rent Income Sales Receipts	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 0 9,636,082 690,000 0 0 2,676,250	% of TSC 7.2% 0.0% 0.0% 27.8% 0.0%	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG Incl. OPS RCGF Other Grant	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3.50% 3.50%	45,360 106,268 151,629 11,695 0 11,695 100 Per unit 1.00% Loan B 0	27. 65. 92. 7. 0.0 0.0
Actual On-co Defi A: Total Scheme Costs Total Ad Non Non Total Sch Trivate Finance Total Scheme Co	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC) osts - as Section H Gross SHG Other Grant Ince Rent Income Sales Receipts oital Contribution	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 0 9,636,082 690,000 0 2,676,250 0	% of TSC 7.2% 0.0% 0.0% 27.8% 0.0% 0.0%	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG incl. OPS RCGF Other Grant	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3.50% 3.50% 3.50% Base Inflation	45,360 106,268 151,629 11,695 0 11,695 100 Per unit 1.00% Loan B 0	27. 65. 92. 7. 0.0 0.0
Actual On-cc Defi A: Total Scheme Costs Tota Ad Non Non Total Sch Private Finance Total Scheme Co Adva RSL Cap	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC) osts - as Section H Gross SHG Other Grant Ince Rent Income Sales Receipts oital Contribution	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 0 9,636,082 690,000 0 2,676,250 0	% of TSC 7.2% 0.0% 0.0% 27.8% 0.0% 0.0% 65.1%	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG incl. OPS RCGF Other Grant Total	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10 Year 21 to 45 Inflation Rates	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3,50% 3,50% 3,50% Base Inflation	45,360 106,268 151,629 11,695 0 0 11,695 100 Per unit 1.00% Loan B 0	27. 65. 92. 7. 0.0 0.0
Actual On-cc Defi A: Total Scheme Costs Tota Ad Non Non Total Sch Private Finance Total Scheme Co Adva RSL Cap	osts excl. Interest ault Interest Cost Total On-Costs. ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit n-Qualifying Costs herme Costs (TSC) osts - as Section H Gross SHG Other Grant ince Rent Income Sales Receipts oital Contribution Nett Loan	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 0 9,636,082 690,000 0 2,676,250 0 0 6,269,832	% of TSC 7.2% 0.0% 0.0% 27.8% 0.0% 0.0% 65.1%	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG incl. OPS RCGF Other Grant Total	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10 Year 11 to 20 Year 21 to 45 Inflation Rates Rents Management	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3.50% 3.50% 3.50% Base Inflatior Year 1 to 35 Year 36 to 45 Year 1 to 45	45,360 106,268 151,629 11,695 0 0 11,695 100 Per unit, 1.00% Loan B 0 0 2.00% 3.00% 3.00% 3.00%	27. 65. 92. 7. 0.0 0.0
Actual On-cc Defi A: Total Scheme Costs Total Ad Non Total Sch Total Scheme Co Total Scheme Co Adva RSL Cap Ong Term Cashflow eak Loan Occurs in Year 5 evenue First Exceeds Cost	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC) osts - as Section H Gross SHG Other Grant ince Rent Income Sales Receipts oital Contribution Nett Loan	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 9,636,082 690,000 0 2,676,250 0 0 6,269,832 Laan Repaymen 6,427,418 Year 6	% of TSC 7.2% 0.0% 0.0% 27.8% 0.0% 0.0% 65.1%	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG incl. OPS RCGF Other Grant Total	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10 Year 11 to 20 Year 21 to 45 Inflation Rates Rents Management Other Costs	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs dds & Bad Debts Loan A 6,269,832 3.50% 3.50% 3.50% Base Inflatior Year 1 to 35 Year 36 to 45 Year 1 to 45 Year 1 to 45	45,360 106,268 151,629 11,695 0 11,695 100 Per unit 1.00% Loan B 0 3.00% 3.00% 3.00% 3.00%	27. 65. 92. 7. 0.0 0.0
Actual On-co Defi As Otal Scheme Costs Total Ad Non Non Total Sch rivate Finance Total Scheme Co Adva RSL Cap Ong Term Cashflow eak Loan Occurs in Year 5 evenue First Exceeds Cost	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC) osts - as Section H Gross SHG Other Grant ince Rent Income Sales Receipts oital Contribution Nett Loan	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 9,636,082 690,000 0 2,676,250 0 6,269,832	% of TSC 7.2% 0.0% 0.0% 27.8% 0.0% 0.0% 65.1%	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG incl. OPS RCGF Other Grant Total	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10 Year 11 to 20 Year 21 to 45 Inflation Rates Rents Management	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs dds & Bad Debts Loan A 6,269,832 3.50% 3.50% 3.50% Base Inflatior Year 1 to 35 Year 36 to 45 Year 1 to 45 Year 1 to 45	45,360 106,268 151,629 11,695 0 0 11,695 100 Per unit, 1.00% Loan B 0 0 2.00% 3.00% 3.00% 3.00%	27. 65. 92. 7. 0.0 0.0
Actual On-cc Defi A: Total Scheme Costs Total Ad Non Total Sch Total Scheme Co Total Scheme Co Adva RSL Cap Ong Term Cashflow eak Loan Occurs in Year 5 evenue First Exceeds Cost	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC) osts - as Section H Gross SHG Other Grant ince Rent Income Sales Receipts oital Contribution Nett Loan	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 9,636,082 690,000 0 2,676,250 0 0 6,269,832 Laan Repaymen 6,427,418 Year 6	% of TSC 7.2% 0.0% 0.0% 27.8% 0.0% 0.0% 65.1%	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG incl. OPS RCGF Other Grant Total	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10 Year 11 to 20 Year 21 to 45 Inflation Rates Rents Management Other Costs	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs dds & Bad Debts Loan A 6,269,832 3.50% 3.50% 3.50% Base Inflatior Year 1 to 35 Year 36 to 45 Year 1 to 45 Year 1 to 45	45,360 106,268 151,629 11,695 0 11,695 100 Per unit 1.00% Loan B 0 3.00% 3.00% 3.00% 3.00%	27. 65. 92. 7. 0.0 0.0
Actual On-cc Defi A: Private Finance Total Scheme Co Adva RSL Cap Ong Term Cashflow eak Loan Occurs in Year 5 evenue First Exceeds Cost oan Repaid by	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs bear Costs -Qualifying Costs of Costs -Qualifying Costs Other Gront Ince Rent Income Sales Receipts Sales Receipts Dital Contribution Nett Loan	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 9,636,082 690,000 0 2,676,250 0 0 6,269,832 Laan Repaymen 6,427,418 Year 28	% of TSC 7.2% 0.0% 0.0% 27.8% 0.0% 65.1% t Method Inter	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other Series RCGF Other Grant Total Pest Only Per Person	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10 Year 11 to 20 Year 21 to 45 Inflation Rates Rents Management Other Costs Market Values	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3.50% 3.50% 3.50% Base inflatior Year 1 to 35 Year 36 to 45 Year 1 to 45 Year 1 to 45 Year 1 to 45 Year 1 to 45	45,360 106,268 151,629 11,695 0 11,695 100 Per unit. 1.00% Loan B 0 3.00% 3.00% 3.00% 3.00% 3.00%	27. 65. 92. 7. 0.0 0.0 7.
Actual On-cc Defi A: Total Scheme Costs Total Ad Non Non Total Sch Private Finance Total Scheme Co Adva RSL Cap ong Term Cashflow eak Loan Occurs in Year 5 evenue First Exceeds Cost oan Repaid by	osts excl. Interest ault Interest Cost Total On-Costs ssurried On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC) osts - as Section H Gross SHG Other Grant unce Rent Income Sales Receipts oital Contribution Nett Loan	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 9,636,082 690,000 0 2,676,250 0 0,2,676,250 0 4,269,832 Laan Repaymen 6,427,418 Year 6 Year 28	% of TSC 7.2% 0.0% 0.0% 27.3% 0.0% 65.1% t Method Inter	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHCGF Other Grant Total Pest Only Per Person -679	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10 Year 21 to 45 Inflation Rates Rents Management Other Costs Market Values	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3.50% 3.50% 3.50% 3.50% 3.50% 4 ar 1 to 45 Year 1 to 45	45,360 106,268 151,629 11,695 0 0 11,695 100 Per unit 1.00% Loan B 0 2.00% 3.00% 3.00% 3.00% 2.00%	27. 65. 92. 7. 0.0 0.0 7.
Actual On-cc Defi A: Total Scheme Costs Total Ad Non Total Sch Private Finance Total Scheme Co Adva RSL Cap Ong Term Cashflow eak Loan Occurs in Year 5 evenue First Exceeds Cost oan Repaid by flax. Annual Deficit: Year 1 apitalised Yr. 1 Net Reven	osts excl. Interest ault Interest Cost Total On-Costs ssurried On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC) osts - as Section H Gross SHG Other Grant unce Rent Income Sales Receipts oital Contribution Nett Loan	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 9,636,082 690,000 0 2,676,250 0 0 6,269,832 Laan Repaymen 6,427,418 Year 28 40,089 1,145,367	% of TSC 7.2% 0.0% 0.0% 27.3% 0.0% 65.1% t Method Inter	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG incl. OPS RCGF Other Grant Total Per Person 679 19,413	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10 Year 21 to 45 Inflation Rates Rents Management Other Costs Market Values	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3.50% 3.50% 3.50% Base inflatior Year 1 to 35 Year 36 to 45 Year 1 to 45 Year 1 to 45 Year 1 to 45 Year 1 to 45	45,360 106,268 151,629 11,695 0 11,695 100 Per unit. 1.00% Loan B 0 3.00% 3.00% 3.00% 3.00% 3.00%	27. 65. 92. 7. 0.0 0.0 7.
Actual On-cc Defi A: Total Scheme Costs Total Ad Non Non Total Sch Private Finance Total Scheme Co Adva RSL Cap Ong Term Cashflow eak Loan Occurs in Year 5 evenue First Exceeds Cost oan Repaid by flax. Annual Deficit: Year 1 apitalised Yr. 1 Net Reven um. Surplus at Year 35	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC) osts - as Section H Gross SHG Other Grant since Rent Income Sales Receipts oital Contribution Nett Loan its	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 9,636,082 690,000 0 2,676,250 0 6,269,832 Loan Repaymen 6,427,418 Year 6 Year 28	% of TSC 7.2% 0.0% 27.8% 0.0% 65.1% t Method Inter Per Unit =1,743 49,799 166,277	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG incl. OPS RCGF Other Grant Total Per Person -679 19,413 64,820	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10 Year 11 to 20 Year 21 to 45 Inflation Rates Rents Management Other Costs Market Values Marise Cashflow Chosen N	116,359 272,601 388,960 30,000 0 30,000 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3,50% 3,50% 3,50% 3,50% Base inflation Year 1 to 35 Year 36 to 45 Year 1 to 45	45,360 106,268 151,629 11,695 0 0 11,695 100 Per unit 1.00% Loan B 0 2.00% 3.00% 3.00% 3.00% 2.00%	27. 65. 92. 7. 0.0 0.0 7.
Actual On-cc Defi A: Total Scheme Costs Total Ad Non Total Sch Private Finance Total Scheme Co Adva RSL Cap Ong Term Cashflow eak Loan Occurs in Year 5 evenue First Exceeds Cost ban Repaid by flax. Annual Deficit: Year 1 apitalised Yr. 1 Net Reven urn. Surplus at Year 35 PV Net Rent/Rec'ts/Cap.	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC) osts - as Section H Gross SHG Other Grant since Rent Income Sales Receipts oital Contribution Nett Loan its	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 9,636,082 690,000 0 2,676,250 0 6,269,832 Loan Repaymen 6,427,418 Year 6 Year 28	% of TSC 7.2% 0.0% 0.0% 27.8% 0.0% 65.1% t Method Inter Per Unit -1,743 49,799 166,277 8,797	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG incl. OPS RCGF Other Grant Total Per Person 679 19,413 64,820 3,429	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10 Year 11 to 20 Year 21 to 45 Management Other Costs Market Values marise Cashflow Chosen N NPV Capital Value of S	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3,50% 3,50% 3,50% 3,50% Base Inflatior Year 1 to 35 Year 36 to 45 Year 1 to 45	45,360 106,268 151,629 11,695 0 0 11,695 100 Per unit 1.00% Loan B 0 2.00% 3.00% 3.00% 3.00% 2.00%	27. 65. 92. 7. 0.0 0.0 7.
Actual On-cc Defi A: Total Scheme Costs Total Ad Non Total Sch Private Finance Total Scheme Co Adva RSL Cap Ong Term Cashflow eak Loan Occurs in Year 5 evenue First Exceeds Cost oan Repaid by Max. Annual Deficit: Year 1 apitalised Yr. 1 Net Reven um. Surplus at Year 35 JPV Net Rent/Rec'ts/Cap. 1	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC) osts - as Section H Gross SHG Other Grant since Rent Income Sales Receipts oital Contribution Nett Loan its	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 9,636,082 690,000 0 2,676,250 0 6,269,832 Loan Repaymen 6,427,418 Year 6 Year 28	% of TSC 7.2% 0.0% 27.8% 0.0% 65.1% t Method Inter Per Unit =1,743 49,799 166,277	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other SHG incl. OPS RCGF Other Grant Total Per Person -679 19,413 64,820	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10 Year 11 to 20 Year 21 to 45 Inflation Rates Rents Management Other Costs Market Values Imarise Cashflow Chosen N NPV Capital Value of S Capital G	116,359 272,601 388,960 30,000 0 30,000 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3,50% 3,50% 3,50% 3,50% Base inflation Year 1 to 35 Year 36 to 45 Year 1 to 45	45,360 106,268 151,629 11,695 0 11,695 100 Per unit, 1.00% Loan B 0 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 4.50%	27. 65. 92. 7. 0.0 0.0 7.
Actual On-cc Defi A: Total Scheme Costs Total Ad Non Non Total Sch Private Finance Total Scheme Co Adva RSL Cap Ong Term Cashflow eak Loan Occurs in Year 5 evenue First Exceeds Cost oan Repaid by flax. Annual Deficit: Year 1 apitalised Yr. 1 Net Reven urn. Surplus at Year 35 PV Net Rent/Rec'ts/Cap. 188 PV of Net Rent Only	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC) osts - as Section H Gross SHG Other Grant since Rent Income Sales Receipts oital Contribution Nett Loan its	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 9,636,082 690,000 0 2,676,250 0 0,2,676,250 0 6,269,832 Loan Repaymen 6,427,418 Year 6 Year 28	% of TSC 7.2% 0.0% 0.0% 27.8% 0.0% 65.1% t Method Inter 1,743 49,799 166,277 8,797 Gross Yield	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other Self incl. OPS RCGF Other Grant Total Per Person 679 19,413 64,820 3,429 1,71%	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10 Year 11 to 20 Year 21 to 45 Inflation Rates Rents Management Other Costs Market Values Imarise Cashflow Chosen N NPV Capital Value of S Capital G	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3.50% 3.50% 3.50% 3.50% 3.50% 3.50% 4 and 1 to 35 Year 1 to 45	45,360 106,268 151,629 11,695 0 11,695 100 Per unit, 1.00% Loan B 0 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 4.50%	27. 65. 92. 7. 0.0 0.0 7.
Actual On-cc Defi A: Total Scheme Costs Total Ad Non Non Total Scheme Co Private Finance Total Scheme Co Adva RSL Cap Ong Term Cashflow eak Loan Occurs in Year 5 evenue First Exceeds Cost oan Repaid by Max. Annual Deficit: Year 1 apitalised Yr. 1 Net Reven um. Surplus at Year 35 IPV Net Rent/Rec'ts/Cap. 18 IPV of Net Rent Only taircasing Details	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs heme Costs (TSC) osts - as Section H Gross SHG Other Grant since Rent Income Sales Receipts oital Contribution Nett Loan its	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 9,636,082 690,000 0 2,676,250 0 0,2,676,250 0 6,269,832 Loan Repaymen 6,427,418 Year 6 Year 28	% of TSC 7.2% 0.0% 0.0% 27.8% 0.0% 65.1% t Method Inter 1,743 49,799 166,277 8,797 Gross Yield	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other Self incl. OPS RCGF Other Grant Total Per Person 679 19,413 64,820 3,429 1,71%	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10 Year 11 to 20 Year 21 to 45 Inflation Rates Rents Management Other Costs Market Values Imarise Cashflow Chosen N NPV Capital Value of S Capital G	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3.50% 3.50% 3.50% 3.50% 3.50% 3.50% 4 and 1 to 35 Year 1 to 45	45,360 106,268 151,629 11,695 0 11,695 100 Per unit, 1.00% Loan B 0 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 4.50%	27. 65. 92. 7. 0.0 0.0 7.
Actual On-cc Defi A: Total Scheme Costs Total Ad Non Non Total Scheme Co Adva RSL Cap Ong Term Cashflow eak Loan Occurs in Year 5 evenue First Exceeds Cost oan Repaid by flax. Annual Deficit: Year 1 apitalised Yr. 1 Net Reven um. Surplus at Year 35 IPV Net Rent/Rec'ts/Cap. 18 RI IPV of Net Rent Only taircasing Details 5% Unsold Equity	osts excl. Interest ault Interest Cost Total On-Costs ssumed On-Costs Deficit al Qualifying Cost Id On-Cost Deficit -Qualifying Costs -Qualifying Costs seeme Costs (TSC) osts - as Section H Gross SHG Other Grant ince Rent Income Sales Receipts oital Contribution Nett Loan its	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 9,636,082 690,000 0 2,676,250 0 0 6,269,832 Laan Repaymen 6,427,418 Year 28 40,089 1,145,367 3,824,373 202,336 4.71% 3,714,119	% of TSC 7.2% 0.0% 0.0% 27.8% 0.0% 65.1% t Method Inter 1,743 49,799 166,277 8,797 Gross Yield	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other Self incl. OPS RCGF Other Grant Total Per Person 679 19,413 64,820 3,429 1,71%	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10 Year 11 to 20 Year 21 to 45 Management Other Costs Market Values Imarise Cashflow Chosen N NPV Capital Value of S Capital G Discour	116,359 272,601 388,960 30,000 0 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3.50% 3.50% 3.50% 3.50% Base Inflation Year 1 to 35 Year 36 to 45 Year 1 to 45	45,360 106,268 151,629 11,695 0 0 11,695 100 Per unit 1.00% Loan B 0 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 4.108,695 81.49%	27. 65. 92. 7. 0.0 0.0 7.
Ordal Scheme Costs Total Add Non Non Total Scheme Co Private Finance Total Scheme Co Adva RSL Cap Ong Term Cashflow eak Loan Occurs in Year 5 evenue First Exceeds Cost oan Repaid by flax. Annual Deficit: Year 1 apitalised Yr. 1 Net Reven um. Surplus at Year 35 JPV Net Rent/Rec'ts/Cap. 18 IPV of Net Rent Only taircasing Details S% Unsold Equity quity % Staircased in Cash quity % Remaining	osts excl. Interest ault Interest Cost Total On-Costs ssurried On-Costs Deficit al Qualifying Costs Id On-Cost Deficit -Qualifying Costs -Qualifying Costs -Qualifying Costs sheme Costs (TSC) Other Grant unce Rent Income Sales Receipts oital Contribution Nett Loan Its	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 9,636,082 9,636,082 690,000 0 2,676,250 0 0 6,269,832 Laan Repaymen 6,427,418 Year 28 40,089 1,145,367 3,824,373 202,336 4.71% 3,714,119 8,028,750 45,00% 30.00%	% of TSC 7.2% 0.0% 0.0% 27.8% 0.0% 65.1% t Method Inter 1,743 49,799 166,277 8,797 Gross Yield	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other Self incl. OPS RCGF Other Grant Total Per Person 679 19,413 64,820 3,429 1,71%	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10. Year 11 to 20 Year 21 to 45 Inflation Rates Rents Management Other Costs Market Values Chosen N NPV Capital Value of S Capital G Discour	116,359 272,601 388,960 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3.50% 3.50% 3.50% Base Inflation Year 1 to 35 Year 36 to 45 Year 1 to 45	45,360 106,268 151,629 11,695 0 0 11,695 100 Per unit 1.00% Loan B 0 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 4.108,695 81.49% 105.00%	27. 65. 92. 7. 0.0 0.0 7.
Actual On-cc Defi A: Total Scheme Costs Total Ad Non Non Total Sch Private Finance Total Scheme Co Adva RSL Cap Ong Term Cashflow eak Loan Occurs in Year 5 evenue First Exceeds Cost oan Repaid by Itax. Annual Deficit: Year 1 apitalised Yr. 1 Net Reven urm. Surplus at Year 35 PV Net Rent/Rec'ts/Cap. 18 RPV of Net Rent Only taircasing Details 5% Unsold Equity quity % Staircased in Cash	osts excl. Interest ault Interest Cost Total On-Costs. ssumed On-Costs Deficit al Qualifying Costs do On-Cost Deficit n-Qualifying Costs herme Costs (TSC) osts - as Section H Gross SHG Other Grant ance Rent Income Sales Receipts oital Contribution Nett Loan is ts L L L L L L L L L L L L L L L L L	640,682 1,536,082 0 1,536,082 8,100,000 1,536,082 0 9,636,082 690,000 0 2,676,250 0 0 6,269,832 Loan Repaymen 6,427,418 Year 28 40,089 1,145,367 3,824,373 202,336 4.71% 3,714,119 8,028,750 45,00%	% of TSC 7.2% 0.0% 0.0% 27.8% 0.0% 65.1% t Method Inter 1,743 49,799 166,277 8,797 Gross Yield	Sales Receipts 8 Cap. Contrib. & Net Loan Total Public & Other Self incl. OPS RCGF Other Grant Total Per Person 679 19,413 64,820 3,429 1,71%	Adjust's. Funding	2,676,250 6,269,832 8,946,082 690,000 0 690,000 Allowances Voi nterest Rates Loan Amounts Year 1 to 10. Year 11 to 20 Year 21 to 45 Inflation Rates Rents Management Other Costs Market Values Chosen N NPV Capital Value of S Capital G Discour	116,359 272,601 388,960 30,000 0 30,000 0 30,000 Management Other Costs ids & Bad Debts Loan A 6,269,832 3.50% 3.50% 3.50% 3.50% Base Inflation Year 1 to 35 Year 36 to 45 Year 1 to 45	45,360 106,268 151,629 11,695 0 0 11,695 100 Per unit 1.00% Loan B 0 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 4.108,695 81.49%	27. 65. 92. 7. 0.0 0.0 7.

27/06/2016 10:19 Summary 23 LCHO units revised valuation 310516